

**Bethany Springs Condominium
Homeowners Association, Inc.**

RULE 2

Community Landscaping Regulations and Guidelines

WHEREAS, the Master Deed of the Bethany Springs Condominiums establishes that the property shall be administered by an Association of Homeowners known as The Bethany Springs Condominiums Homeowners Association, Inc. and referred to as the Association.

WHEREAS, the Association shall have, perform, and fulfill the powers, duties and responsibilities required under the Master Deed, and the By-Laws (of the Association) and the Tennessee Horizontal Property Act.

WHEREAS, the Association shall elect pursuant to the By-Laws, an Administrative Board to serve as the governing body of the Association.

WHEREAS, the By-Laws require the Board to, among other things, to use assessments collected to maintain, care for and preserve the units and condominium property. Additionally, to adopt rules and regulations pursuant to Article IX of the By-Laws.

WHEREAS, the Board contracted to have a Master Plan developed in collaboration with a committee of interested residents known as the Master Plan Committee (MPC).

WHEREAS, the Association has ratified a Master Landscape Design Plan for landscape of the common and limited common elements of the Bethany Springs Condominiums community called the Master Plan (RULE 1).

AND WHEREAS, the Board has asked the Master Planning Committee (MPC) to build on the planning effort by developing necessary and appropriate regulations for the landscape of the common and limited common elements of our community.

NOW, THEREFORE, BE IT RESOLVED THAT the following regulations, including plant lists, landscape materials, direction, and restrictions be ratified by the members of the Association as RULE 2.

1. Regarding flowerpots -

Number - no more than two in front of unit;

Color - red brick, concrete, black, or white;

Size - no higher than 20";

Placement - may be on one or both sides of garage, at the corner of the walkway, or by the front door.

2. Regarding a bench or chair -
 - Length - may be a one or two seater, but not longer than 40";
 - Material - may be wrought iron or a metal that looks like wrought iron, or concrete. May not be plastic or wood;
 - Placement - on front walkway. May not be in front garden area.
3. Regarding pavers in the front gardens -
 - Material - must be red brick, either with a straight or scalloped top edge;
 - Placement - along the two side edges of the front garden, but not at the front edge of the garden. This will make it easier for our landscapers to mow.
4. Regarding gardens around utility boxes, poles, and hydrants:

There are currently 12 such gardens. The units where these gardens occur have the option of enhancing them, using the plants recommended by the Committee. Individuals may edge these gardens with the same style of brick pavers as are used in the brick retaining walls, which come in 6, 10, and 12 inch sizes.
5. Regarding accent pieces -
 - Style - may be a small statue or other decorative accent piece;
 - Number - no more than one;
 - Location - on the concrete entrance walkway close to the house (not down toward the street or in the front garden).
6. No fountains, water features, birdbaths, plastic flowers, or outdoor lights in front of units. No wind chimes anywhere in the neighborhood. While some people like them, others are annoyed by them and are kept awake at night. No items of any kind may be attached to the outside of the buildings. A small American flag or small decorative flag is permitted in the front garden.
7. Regarding mailboxes -
 - No planting of any kind around the mailboxes;
 - As a limited common element, the maintenance of mailboxes is responsibility of HOA.
8. Regarding trees in front of buildings:
 - Number - one tree per building in middle of larger front yard;
 - Type - Korean Kousa Dogwood, Redbud, Natchez Crepe Myrtle (needs afternoon shade), Dwarf Japanese Maple, or Dwarf Hinoki False Cypress;
 - Any other type of tree would have to be approved by the HOA. **You must call phone # 811 to have buried utility cables located before any trees can be planted.**
9. Make sure that the weepholes are not covered by mulch.
10. You are free to decorate your side and rear gardens as you like. The plants that we are recommending would be good for the side and back as well as the front, since they have been selected with height and drought considerations in mind. No plants in front of windows should come higher than the window sill.

11. Recommended plants to add to gardens (at discretion of homeowners):

Shrubs:

Abelia Confetti
Bamboo Nandina/Heavenly Bamboo
Bluebeard Caryopteris
Boxwood
Contorted Filbert
Encore Azalea (blooms three times a year)
 Girard Rose Azalea
 Autumn Carnation Azalea
Double Knock-out Rose
Dwarf Forsythia
Dwarf Fothergilla
Dwarf Nandina
Iberis: Candy Tuft
Leatherleaf Viburnum
Winter Star Camelia
Yuletide Camelia

Groundcover:

Forsythia
Pincushion

Trees:

American Redbud
Cornus (Korean) Kousa Dogwood
Dwarf Japanese Maple
Japanese Snow Fountain Cherry
Loropetalum Tree
Natchez Crape Myrtle (needs afternoon shade)
Plum Yew

Evergreens:

Dwarf Hinoki False Cypress
Eastern Arborvitae

Flowers/Perennials:

Annuals and/or bulbs selected by homeowners
Blanket Flower
Blue False Indigo
Camellia (blooms in fall and winter)
Coneflowers
Day Lily
English Lavender
Goldenrod Firecracker
Lace Fern

Lamb's Ear
Monarda: Bee Balm
Pincushion Flower
Red Valerian
Rosemary
St. John's Wort
Showy Stonecrop "Autumn Joy"
Shasta Daisy
Texas Sage
Threadleaf Coreopsis

Grasses (are not appropriate for the front gardens because of their size);

Heavy Metal Switchgrass
Monkey Grass
Muhly Grass
Ravenna Grass

Bethany Springs Condominium Homeowners Association, Inc. (BSCHOA)
Rule 2: Community Landscaping Regulations and Guidelines
Enacted : April 3, 2008 during the General Membership Meeting
Effective: April 17, 2008